

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 November 2019

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, K D Evans,
M J Ford, JP, Mrs K Mandry and R H Price, JP

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 16 October 2019 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No
ZONE 1 – 2.30pm				
Mr M Ashdown	Mr & Mrs Wyatt, Mr & Mrs Lewry, Ms Earle, Mr G Bonney and Dr & Mrs Payne	CHARTER HOUSE 6 CAWTES REACH WARSASH – CHANGE OF USE OF OPEN AMENITY/PADDOCK LAND TO PRIVATE RESIDENTIAL GARDEN	Opposing	6 (2) P/19/0791/CU Pg 26
Ms F Earle	Mr & Mrs Wyatt, Mr G Bonney, Mr & Mr A Beadsworth	OSBORNE HOUSE BROOK AVENUE WARSASH – ALTERATIONS AND AMENDMENTS TO EXISTING PROPERTY COMPRISING SINGLE STOREY SIDE EXTENSIONS, BALCONY ON THE REAR ELEVATION AND ALTERATIONS TO FRONT (SOUTH) ELEVATION. TRIPLE	Opposing	6 (3) P/19/1011/FP Pg 34

		DETACHED SINGLE STOREY GARAGE AND GATED ENTRANCE TO BROOK AVENUE		
Ms Osborne-Stewart		-Ditto-	Supporting	-Ditto-
ZONE 2 – 3.15pm				
Mr R Carter		90 GUDGE HEATH LANE – ERECTION OF DETACHED 2-BED DWELLING (ALTERNATIVE TO P/16/1357/OA & P/17/0707/RM TO REGULARISE ALTERATIONS TO PLOT 1)	Opposing	6 (4) P/19/0759/FP Pg 42
Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-
ZONE 3 – 3.15pm				

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the director of Planning and Regeneration on development control matters, including information regarding new appeals and decisions.

(1) P/19/0707/OA - 33 LODGE ROAD LOCKS HEATH SO31 6QY

Upon being proposed and seconded the Officer recommendation to refuse planning permission, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policies CS4 and CS6 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP13 and DSP15 of the Adopted Local Plan Part 2: Development Site and Policies Plan and is unacceptable in that:

- i) Insufficient evidence has been submitted to demonstrate that the proposed development would not have an adverse impact upon protected species;

- ii) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the European designated Solent Special Protection Areas;
- iii) On the basis of the information available the Local Planning Authority is not satisfied that the proposal would not have likely significant effects upon designated European Protected Sites, in combination with other developments, due to the adverse effects of increased waste water and emissions from traffic.

(2) P/19/0791/CU - CHARTER HOUSE 6 CAWTES REACH WARSASH SO31 9EA

The Committee received the deputation referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:-

The recommended planning condition is adjusted to include a limit on the erection of walls, fences and other means of enclosure. The revised condition is as follows:

Notwithstanding the provisions of Class E in Schedule 2, Part 1 and Class A in Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Or any Order revoking and re-enacting that Order with or without modification), no development shall take place within the land hereby approved as residential garden land as edged red on the location plan Drawing Number 2011/100 Rev B dated July 2109 unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To protect the character and appearance of the locality.

A motion was proposed and seconded to refuse the planning application on ecology grounds and was voted on and CARRIED.
(Voting: 5 in favour; 3 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposal would, by virtue of the change of use of the land to domestic garden and the erection of a new closed board boundary fence to the northern and western edges of the site, result in a detrimental impact to the ecological interest of the site and its surroundings contrary to policy DSP13 of the Fareham Borough Local Plan Part 2: Development Sites and Policies (2015).

(3) P/19/1011/FP - OSBORNE HOUSE BROOK AVENUE WARSASH SO31 9HP

The Committee received the deputations referred to in Minute 5 above.

Upon being proposed and seconded the Officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(4) P/19/0759/FP - 90 GUDGE HEATH LANE FAREHAM PO15 5AY

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:-

Additional wording to end of planning condition 13 to state 'following the submission of a planning application'.

A motion was proposed and seconded to defer the application in order to allow officers to investigate the damp proof course level in respect of number 88 Gudge Heath Lane and for an independent review of the French Drain to be undertaken, and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the application be DEFERRED.

(5) P/19/0911/FP - 2A HAROLD ROAD & 45 GOSPORT ROAD STUBBINGTON

Upon being proposed and seconded the Officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(6) P/19/0926/FP - 50 LINDEN LEA PORTCHESTER PO16 8DH

Upon being proposed and seconded the Officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(7) P/19/1003/FP - 22 OLD FARM LANE FAREHAM PO14 2BZ

Upon being proposed and seconded the Officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(8) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

The Update Report was tabled at the meeting and considered along with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 4.57 pm).